



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### MEMBERS

Trudy Hebert, Chair  
Willie Newton, Vice Chair  
Joe Harris, Secretary

Pete Konos  
David Tauzin  
Matthew Chatagnier

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**NOTICE TO THE PUBLIC:** If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

## HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Monday, January 27, 2019  
**TIME:** 3:30 PM  
**PLACE:** Terrebonne Parish Council Meeting Room  
2<sup>nd</sup> Floor, Government Tower  
8026 Main Street, Houma, LA 70360

### A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: Please complete the contact sheet that is included in your packets so that we may send the current information to the Council Clerk.
4. Approve Minutes of December 16, 2019
5. New Business:
  - a. Election of Officers
  - b. Structure Variance: Rear setback from 25' to 5' for placement of a modular home located at 713 Hobson Street (Council District 2; City of Houma Fire District); *Boykin Enterprises, LLC, applicant.*
  - c. Structure Variance: (a) Rear setback from 25' to 10'-9"; and, (b) Front setback from 20' to 15' for new residential construction located at 214 Prince Collins Street; (Council District 2; City of Houma Fire District); *Options for Independence, applicant*
7. Next Meeting Date: February 17, 2020
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**December 16, 2019**

*Government Tower*  
*2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

1. The Vice Chairman, Joe Harris, called the December 16, 2019 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mr. Joe Harris, Mr. Pete Konos, Mr. Matt Chatagnier and Mr. Willie Newton. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent was Mrs. Trudy Hebert and Mr. David Tauzin.
3. ANNOUNCEMENTS: 1) Mr. Joe Harris announced that the January meeting date will be changed due to the Martin Luther King National Holiday. The January Meeting will be January 27 vs. the regular scheduled January 20<sup>th</sup>.
4. Approval of Minutes of September 16, 2019: **MOTION** was made by Mr. Willie Newton, seconded by Mr. Pete Konos, to approve the minutes of September 16, 2019.

THERE BEING NO OPPOSITION, **THE MOTION PASSED UNANIMOUSLY.**

a. STRUCTURE VARIANCE: Rear setback from 30' to 24'-11" for new residential construction in a C-2 zoned district located at 406 Commerce Street.

Vice Chair recognized Mr. Stephen Ellender who stated that he wishes to build a small home on this property.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 30' to 24'-11" for new residential construction in a C-2 zoned district.

Applicant is requesting a rear yard setback in order to allow for the square footage necessary for the construction of a home on the property. In commercially zoned districts, residential uses follow multi-family setback requirements which are 30'. The lot is quite small and narrow and in order to allow for public servitudes a variance is needed. Since there are many residential a structure in this area with similar or less of a setback, Staff feels that the exception will not alter the essential character of the district in which it is located. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare the district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call of no objection to the request.

Staff recommends **APPROVAL** of the request.

**A MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.**

**ROLL CALL VOTE:**

**YEAS: Harris, Konos, Chatagnier, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: None**

- b. Structure Variance: Front setback from required 20' to 13' for addition located at 601 Natalie Drive.

Vice Chair recognized Mr. Joseph Comeaux, Jr. who stated that he wants to enclose this addition to his house to park another car he has.

Vice Chair recognized Mr. Chris Pulaski who stated that the applicant is requesting front yard setback variance from the required 20' to 13' for an addition to his home in an R-1 district.

Applicant is requesting a front yard setback in order to allow for an addition to the front of his home for use as an extra garage and a small storage area. Since this development pre-dates zoning for this area, there are several structures with similar front setbacks so Staff feels that the exception will not alter the essential character of the district in which it is located. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare the district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls of the request.

Staff recommends **APPROVAL** of the request.

**MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.**

**ROLL CALL VOTE:**

**YEAS: Harris, Konos, Chatagnier, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: None**

- c. Structure Variance: Rear setback from required 25' to 22.5' for new construction located at 124 Derusso Street.

Vice Chair recognized Mr. Ken Rembert who stated that he is representing Deroche Homes and that they wish to build the home according to the architecture design and need to get a variance for the rear of the property.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 22.5' for a new residential construction in an R-1 zoned district. Applicant, who is the developer, is requesting a rear yard setback in order to allow for the proposed architectural floor plan and square footages. Since there are many homes in this area that have received similar variances, staff feels that the exception will not alter the essential character of the district in which it is located. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received 1 call requesting more information.

Staff recommends **APPROVAL** of the request.

**MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.**

**ROLL CALL VOTE:**

**YEAS: Harris, Konos, Chatagnier, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: None**

**d. Structure Variance: Rear yard setback variance from the required 10' to 5' for new multi-tenant commercial construction in a C-2 district.**

Vice chair recognized Mr. Henry Richard who stated that because of the drainage ditch in the rear of the property he is requesting a variance to build further back.

Vice chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 10' to 5' for new multi tenant commercial construction in a C-2 zoned district. C-2 zoning allows for a 10' rear yard setback when adjacent to a body of water or drainage servitude such as the canal in this case. The applicant requires to be within 6' to allow for the parking area and associated square footages associated with the proposed use. Staff feels that the exception will not alter the essential character of the district in which it is located since the property on the other side of the canal is wooded and also commercial. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety or welfare of the district. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls of the request. Staff recommends APPROVAL of the request.

**MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.**

**ROLL CALL VOTE:**

**YEAS: Harris, Konos, Chatagnier, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: None**

**e. Structure Variance: Rear setback from required 25' to 10'-8" for addition located at 503 Broadmoor Avenue.**

Vice Chair recognized Mr. Richard Champagne, 503 Broadmoor Avenue, who stated that he is the owner of the home. His family situation has changed and he needs more rooms in his house, especially another bath.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 10'-8" for an addition to his home in an R-1 zoned district.

Applicant is seeking to increase the square footage of the home for a second bathroom and space for the growing family. The footing for the addition has existed for some time, but there was no vertical construction associated with it so it does not quality as legal non-conforming . This area pre-dates zoning so the lot is only 100' deep and there are many similar home additions in this area so staff feels that the exception will not alter the essential character of the district in which it is located. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call for more information and one call of no objection regarding the request. Staff recommends APPROVAL of the request.

**MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.**

**ROLL CALL VOTE:**

**YEAS: Harris, Konos, Chatagnier, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: NONE**

**Next Meeting Date: January 27, 2020**

7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. Newton made the **MOTION to ADJOURN**, seconded by Mr. Pete Konos.  
There being NO OPPOSITION, MOTION CARRIED; Chairman declared **MOTION ADOPTED and the meeting ADJOURNED.**

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**Mr. Willie Newton, Secretary**

DRAFT

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐

Special Exception

☒

Structure Variance

☐

Administrative Appeal

2. Applicant's Name:

Baykin Enterprises, LLC

3. Applicant's Address:

405 Ardoyne Drive  
Houma, LA 70360

4. Applicant's Phone:

985-209-7576

5. Physical Address  
Of request:

TBD BY PARISH 911 ADDRESSING  
CORNER OF POLK & HOBSON  
(SE CORNER) 713 Hobson St.

6. Interest in Ownership:

100%

7. Date of  
Application:

12-30-19

8. Explanation of  
Request:

Rear yard variance from  
reg. 25' to 5' for placement  
of a modular home.

POLICY

File: City  
Council: 2

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Meeting  
Jan. 27, 2020  
3:30

Council Mtg Room

lhenderson@  
Treg.org

985-873-6569

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary orexceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

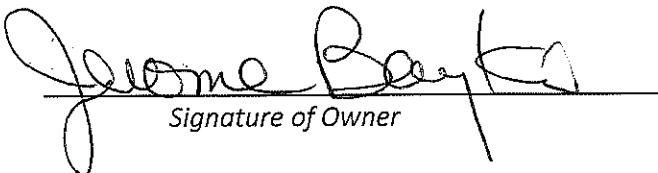
Structure Variance: \$ 20.00 per application + cost of certified mailings.

Special Exception: \$ 10.00 per application + cost of certified mailings.

  
Signature of Applicant or Agent

\_\_\_\_\_  
Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

  
Signature of Owner  
  
12/30/19  
\_\_\_\_\_  
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:  
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



713 Hobson St.

Legend

N29°35'44.16"

Google Earth

© 2019 Google  
© SPOT IMAGE  
© 2019 Europa Technologies

3040

1000 ft





# SITE PLAN

## Board of Adjustment Variance

TBD (SE CORNER OF PLOT #4)  
Property Address HOBSON

R-1  
Zone

### REAR

From Req. 25' to 5'

- ☐ House  
☐ Mobile Home  
☐ Business  
☒ Other

MODULAR HOME

### SIDE

From Req. \_\_\_\_\_

To: \_\_\_\_\_

### SIDE

From Req. \_\_\_\_\_

To: \_\_\_\_\_

From Req. \_\_\_\_\_ to \_\_\_\_\_

### FRONT

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2. Applicant's Name: Options for Independence
3. Applicant's Address: 8326 Main St.  
70363
4. Applicant's Phone: 985.381.1813
5. Physical Address  
Of request: 214 Ponce Collins St.
6. Interest in Ownership: 100% 7. Date of  
Application: 01-11-2020
8. Explanation of  
Request: Rear yd. setback from 25 to  
10'-9" ; and front yd. setback  
from 20' to 15' for new  
construction.

File - City  
Council - 2

POLICY

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

## Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

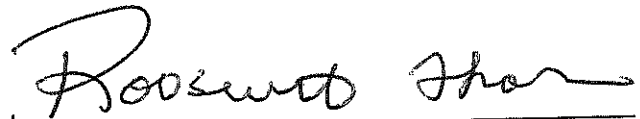
- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
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- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

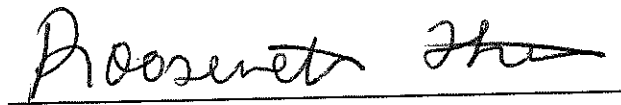
Structure Variance: \$ 20.00 per application + cost of certified mailings.

Special Exception: \$ 10.00 per application + cost of certified mailings.

\_\_\_\_\_  
Signature of Applicant or Agent

  
\_\_\_\_\_  
Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

  
\_\_\_\_\_  
Signature of Owner

01-11-2020  
\_\_\_\_\_  
Date

## 9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



214 Prince Collins St.

Legend

N29°36'10.08"

214 Prince Collins St

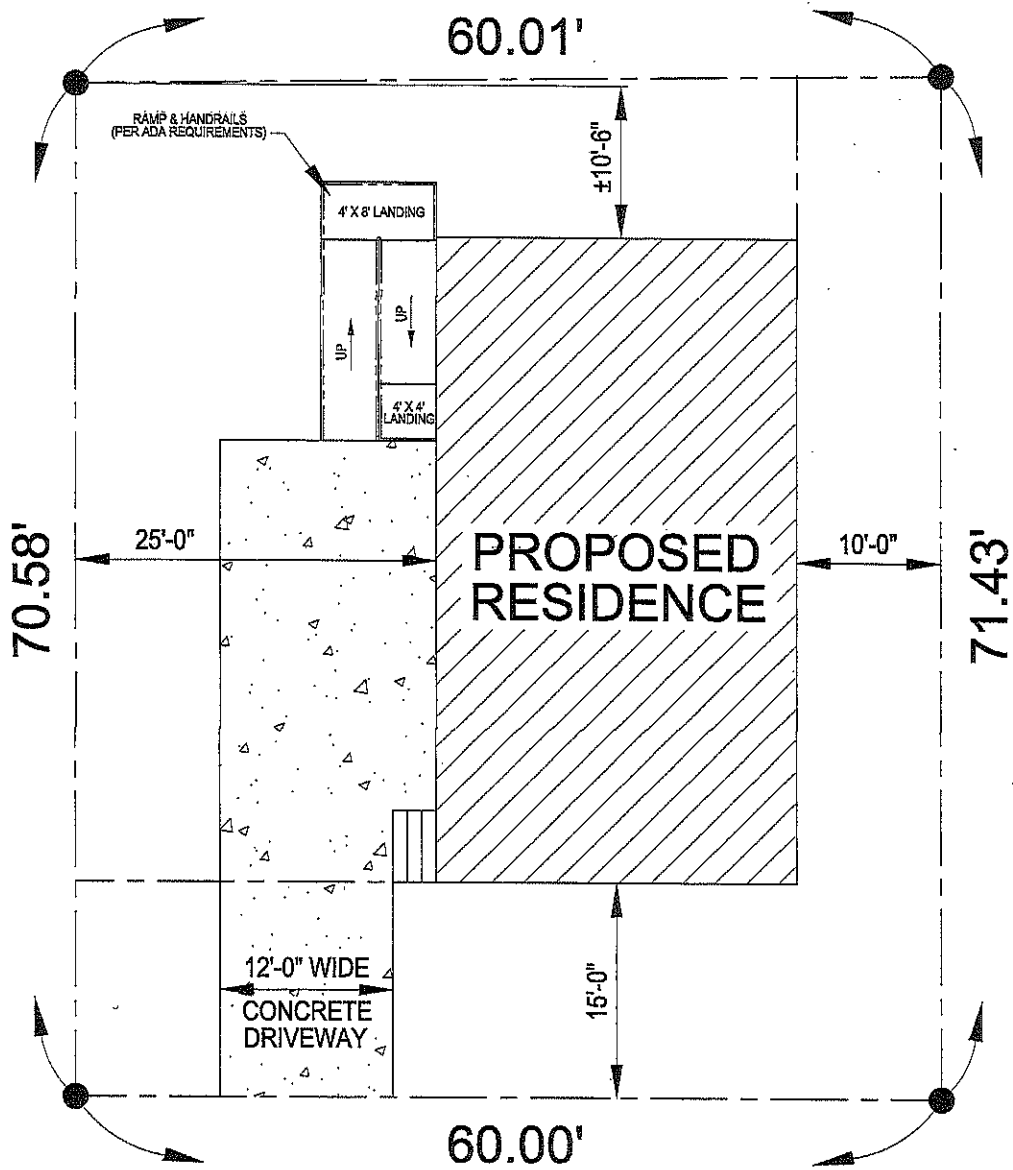
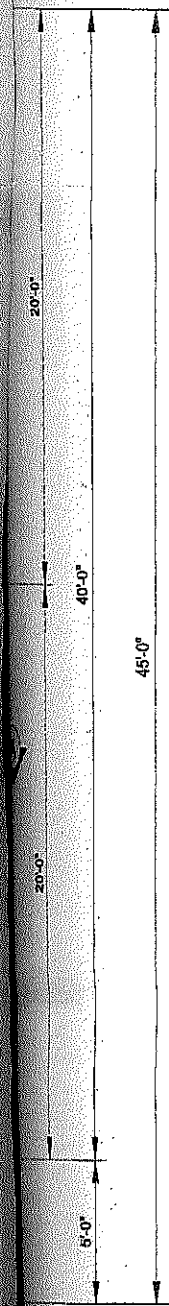
Google Earth

© 2019 Google  
© SPOT IMAGE  
© 2019 Europa Technologies



1000 ft





**SITE PLAN**  
SCALE: 1/8" = 1'-0"

SHEET 2 OF 4	PLAN NUMBER: 1487	DATE: 6-19-19	NO.	REVISION FOR CONSTRUCTION	DATE 6-19-19	PORCH: 125		1125 SF				
						LIVING: 1000						
	THIBODAUX DRAFTING & DESIGN, LLC (885) 414-3492											
	OPTIONS FOR INDEPENDENCE					214 PRINCE COLLINS ST. HOUMA, LA 70364						
						THESE PLANS ARE COPYRIGHTED DESIGN & AND PROPERTY OF: THIBODAUX DRAFTING & DESIGN, LLC ANY UNAUTHORIZED DUPLICATION OF INFORMATION OR DESIGN CONCEPTS CONTAINED WITHIN IS STRICTLY PROHIBITED.						